

DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS' REGULAR MEETING
August 27, 2019

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on **Tuesday, August 27, 2019, 2019 at 11:30 a.m.** at the **University Center, 2424 Boxwood Street, Suite 133, Harlingen, Texas.**

The Development Corporation of Harlingen, Inc., hereinafter "HEDC", reserves the right to meet in Executive Session on any agenda item should the need arise, and if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code. HEDC meetings are available to all persons regardless of disability. If you require special assistance, please contact the **HEDC office at (956) 216-5081 or e-mail us at info@harlingenedc.com at least 24 hours in advance of the meeting.**

AGENDA ITEMS

Call Meeting to Order

Roll Call

Pledge of Allegiance

Recognition of Guest(s)

Public Comment

1. Consent Agenda.

The following items are of a routine or administrative nature. The Board has been furnished with background material on each item and/or it has been discussed at a previous meeting. All items will be acted upon by one vote, without being discussed separately, unless separate discussion of any item is requested by a Board Member. Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.

- a) Consider and possible action to approve the July 30, 2019 and August 6, 2019 minutes.
 - b) Consider and possible action to approve the July 31, 2019 financial reports.
 - c) Consider authorizing CEO to execute letter of engagement for Public Improvement District with Bickerstaff Heath Delgado Acosta, LLP.
2. Consider presentation of and possible action to approve the budget and program of work for fiscal year 2019 – 2020.
3. Consider discussion on possible action on future strategic planning retreat.
4. a) Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.072), regarding the purchase, lease or value of real estate, if the deliberation in an open meeting would have a detrimental effect on the position of the Development Corporation of Harlingen Inc. in negotiations with a third person regarding some of the following projects; and/or Contemplated or pending litigation, or matters where legal advice is requested of the Attorney on a matter in which the duty of the attorney to the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Act. Section 551.071 of the Texas Open Meetings Act. and/or Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.087) regarding commercial and financial information from business prospects with which the Board is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives relating to the following projects:
- i. Project Target 2.1 (TJ Maxx)

- ii. Project Shelby (Strategic Behavioral Health)
- iii. Project Sam Shadow
- iv. Project Ghost Flyer
- v. Project Dream
- vi. Project Liberty 3

b) Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.074), personnel, involving the appointments, employment, evaluations, reassignments, and/or duties of the positions of Manager/CEO, Office Manager, Industrial Recruitment and Retention Manager, Commercial Recruitment and Retention Manager and Marketing Manager, and Administrative Assistant.

5. Action on executive session items, if necessary.

6. Staff reports

- a) CEO's report
- b) Industrial development and recruitment
- c) Commercial development and recruitment
- d) Marketing

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the above named Corporation is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the Corporation's internet website and said Notice was posted on Friday, August 23, 2019, at or before **5:00 p.m.** and remained so posted for at least 72 hours preceding the time of said meeting.



Raudel Garza, Manager and Chief Executive Officer